



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE September 24, 2015	CONTACT/PHONE Holly Phipps 781-1162 hhipps@co.slo.ca.us	APPLICANT Frank Mazzone	FILE NO. LRP2013-00016
SUBJECT A request by Frank Mazzone for an amendment to the San Luis Bay (Inland) Area Plan of the Land Use Element to change the land use category from Agriculture (16.74 acres) to Residential Rural. A Planning Area Standard is also proposed which will limit any future subdivision to two parcels and prohibit secondary residences. The project site is located at 6505 Monte Road, San Luis Obispo on the east side of Highway 101 at the intersection of San Luis Bay Drive and Monte Road, approximately 3 miles south of the City of San Luis Obispo, in the San Luis Obispo Sub Area North of the San Luis Obispo Planning Area.			
RECOMMENDED ACTION Recommend to the Board of Supervisors: Approval of this general plan amendment as shown in the attached Exhibits LRP2013-00016 B and C based on the recommended findings contained in this report.			
ENVIRONMENTAL DETERMINATION A General Rule Exemption (ED15-042) was issued on August 20, 2015.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 076-251-044	SUPERVISOR DISTRICT(S) 3
PLANNING AREA STANDARDS: Section 22.96.050.E.1.b (San Luis Obispo Planning Area; Land Use Category Standards; Residential Rural Standards)			
EXISTING USES: 6,000 sf single family residence, 1,200 sf secondary residence, old home used for storage, barn, accessory structures			
SURROUNDING LAND USE CATEGORIES AND USES: North: Agriculture / single-family dwelling and mobile home East: Residential Suburban / single family dwelling South: Agriculture / vineyards West: Agriculture / row crops			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Agricultural Commissioner, CAL FIRE, General Services, HEAL SLO, Avila Valle Advisory Council, Cal Trans, City of San Luis Obispo, and Native American Heritage Commission	
TOPOGRAPHY: Moderately Sloping	VEGETATION: Grasses, ornamental, oak trees
PROPOSED SERVICES: Water supply: Well Sewage Disposal: On-site septic Fire Protection: CAL FIRE	ACCEPTANCE DATE: N/A

DISCUSSION

Frank Mazzone is requesting an amendment to the San Luis Bay (Inland) Area Plan of the Land Use Element to change the land use category from Agriculture (16.74 acres) to Residential Rural. A Planning Area Standard is also proposed which will limit any future subdivision to two parcels and prohibit secondary residences.

The project site is located at 6505 Monte Road, San Luis Obispo on the east side of Highway 101 at the intersection of San Luis Bay Drive and Monte Road, approximately 3 miles south of the City of San Luis Obispo, in the San Luis Obispo Sub Area North of the San Luis Obispo Planning Area.

The site is moderately sloping and vegetated with non-native grasses and scattered oak trees. Improvements on site include a 6,000 square foot primary residence, a 1,200 square foot secondary residence with an attached garage, an old homestead built in the 1900s which is now used for storage, a barn and other accessory structures.

PROJECT HISTORY

On September 23, 2014, the Board of Supervisors authorized the processing of the applicant's request to amend the San Luis Obispo Sub Area North of the San Luis Obispo Planning Area of the Land Use Element by changing the land use category on a 16.74-acre parcel from Agriculture to Residential Rural and to limit any future subdivision to two parcels and prohibit secondary residences.

AUTHORITY

The Land Use Element sets forth the authority by which the General Plan can be amended. The following factors should be considered by the Commission and the Board in making their decision, pursuant to the Land Use Element:

- Necessity.** Relationship to other existing Land Use Element policies, including the guidelines for land use category amendments, to determine if those policies make the proposed amendment unnecessary or inappropriate.
- Timing.** Whether the proposed change is unnecessary or premature in relation to the inventory of similarly designated land, the amount and nature of similar requests, and the timing of projected growth.
- Vicinity.** Relationship of the site to the surrounding area to determine if the area of the proposed change should be expanded or reduced in order to consider surrounding physical conditions. These may include resource availability, environmental constraints, and carrying capacity for the area in the evaluation.

- d. **Cumulative effects of the request.** Individual property owner requests for changes are evaluated in view of existing build-out, current population and resource capacity conditions, and other important information developed as part of the update process.

MAJOR QUESTIONS

The proposed General Plan amendment raises the following major questions:

1. Is the request consistent with applicable Land Use Element policies relating to the purpose and character statements for the requested Rural Residential land use category?
2. Does the request represent a logical location for Rural Residential land use category?

GENERAL PLAN CONSIDERATIONS AND CONSISTENCY

Guidelines for Land Use Category Amendments

In determining whether to approve a proposed land use category amendment, the Planning Commission and Board of Supervisors may consider, but shall not be limited to, the criteria listed in Exhibit C. These criteria include consistency with existing goals and policies in the General Plan, consistency with the applicable purpose and character statements, compatibility with the character of the general area, convenient access to a road system in the area that is adequate to accommodate the traffic generated, and in an area with demonstrated availability of needed public services and facilities, protection of prime agricultural soils, and if the change is needed to provide a sufficient supply of land for the population of the community or area.

Purpose and Character Statements

Each land use category is defined in the Framework for Planning, a component of the General Plan, using purpose and character statements. These statements are to be used as criteria for evaluating whether a General Plan amendment is appropriate for a specific site. The statements identify suitable features or conditions for the location, extent and timing of designating a land use category.

Rural Residential

The purpose statements for the Rural Residential (RR) land use category include the following:

- a) To provide for residential density at a low density compatible with a rural character and lifestyle which maintains the character of the open countryside and is compatible with surrounding agricultural uses.
- b) To allow limited, compatible non-residential uses commensurate with rural parcel sizes.
- c) To emphasize residential uses in areas where agriculture is clearly a secondary use, or where agriculture is not feasible yet large open areas are maintained as a part of a residential lifestyle.
- d) To encourage agricultural and other open space uses as part time or incidental "hobby" activities, such as horse raising or specialty farming.

Character of Areas Designated as Residential Rural

- a) Areas of existing small-acreage parcels no more than three miles from urban reserve lines that are not commercially viable for agriculture, where the average parcel size within any contiguous area is below 19 acres.

- b) Areas that are outside of urban and village areas and connected to them by county-maintained roads, although exceptions may be observed for existing older subdivided areas.
- c) Areas with slopes generally less than 30%.
- d) Areas with marginal agricultural soils.
- e) Areas with a rural landscape high in visual quality (for example, woodlands, hills, rock formations, existing agriculture and agricultural buildings) where clustering of allowed densities to less sensitive portions of a site is encouraged to be required through planning area standards.
- f) Areas generally free of fragile natural resources.
- g) Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial, or industrial uses. Light agricultural uses are to be encouraged.
- h) Areas where horses and other similar farm animals are allowed accessory to residential uses.
- i) Areas where public services demands are limited, septic tanks and individual wells can suffice for required water and sewer capability.

Staff Response

While the project site is presently designated Agriculture, its size, soil type, and water availability are not sufficient for intensive agricultural production. The site generally meets the Residential Rural purpose and character statements. The parcels will be large enough to sustain dry farm 'hobby' agricultural activities. There are land uses near the site that are zoned Residential Rural and Residential Suburban, which has an even smaller minimum parcel size of 2.5 acres in this area. There are no combining designations or environmentally sensitive resources

General Goals of the Land Use Element

Some applicable general goals of the Land Use Element include the following:

Environment

- Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.

Distribution of Land Uses

- Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominately agriculture, low-intensity recreation, residential, and open space uses, which will preserve and enhance the pattern of identifiable communities.
- Identify important agricultural, natural, and other rural areas between cities and communities, and work with landowners to maintain their rural character.

Staff Response

Changing the Land Use Category from Agriculture to Residential Rural is generally compatible with the above goals. The project site is currently developed with two residences. The proposed restrictions would ensure that no additional residential units are developed on the property. As a result, no substantial impacts relating to new residential units are anticipated to occur. The

limitation on number of parcels and the prohibition of secondary dwellings will ensure that development will remain at a low density and that the rural quality of the area is maintained.

Strategic Growth

The Board of Supervisors recently adopted Ordinance 3176, amending the Framework for Planning to include strategic growth principles:

1. Preserve open space, scenic natural beauty, and sensitive environmental areas. Conserve energy resources. Conserve agricultural resources and protect agricultural land.
2. Strengthen and direct development towards existing and strategically planned communities.
3. Foster distinctive, attractive communities with a strong sense of place.
4. Create walkable neighborhoods and towns.
5. Provide a variety of transportation choices.
6. Create a range of housing opportunities and choices.
7. Encourage mixed land uses.
8. Take advantage of compact building design.
9. Make development decisions predictable, fair, and cost effective.
10. Encourage community and stakeholder collaboration.
11. Strengthen regional cooperation.

The proposal will allow subdivision of a parcel, but will not affect the residential density. As such, the project is essentially neutral relative to the strategic growth principles.

One particular strategic growth principle that this in potential conflict with this project is Policy 2.2: "Avoid establishing or expanding Residential Rural and Residential Suburban areas outside of urban or village areas." This proposal would introduce the Residential Rural category to an area outside of urban and village reserve lines.

This policy intends to avoid expanding residential development at suburban densities. Residential development at a lesser density is generally consistent with other smart growth principles that promote retaining rural areas in open space. This project would be limited by a planning area standard that will limit any future subdivision to two parcels and prohibit secondary residences.

The Clean Air Plan also includes strategic growth policies, including one such policy which discourages the fracturing of rural lands by subdivision. This policy states that rural areas should be used for agriculture, open space, and very low density residential development (i.e. parcels of 20 acres or greater). The proposed project could result in subdivision of the site down to 2 parcels of approximately 7 acres each; however the project would not increase the density because any future subdivision would be limited to two parcels, which qualifies as low density development.

Planning Commission
 General Plan Amendment LRP2013-00016 / Mazzone
 Page 6

Timing

The proposed category change from Agriculture to Residential Rural is not premature because adding the project site is not anticipated to affect development patterns due to the restrictive planning area standards proposed.

Additionally there is an existing well on the property that produces 10 gallons per minute and is shared by the two existing residences on the property. The water supply and soil type for the parcel is poor and limits the agricultural uses on site.

Vicinity

The project site is located at 6505 Monte Road, San Luis Obispo on the east side of Highway 101 at the intersection of San Luis Bay Drive and Monte Road, approximately 3 miles south of the City of San Luis Obispo. The land use designation surrounding the property is a combination of Residential Suburban, Residential Rural, Agriculture, and Commercial Retail.

Cumulative Effects of the Request

This parcel is smaller than the minimum parcel size (20 acres) for the Agriculture land use category, and therefore, cannot be subdivided. The Residential Rural land use category provides for a minimum parcel size of 5 acres. In order to reduce potential impacts from future development, the applicant further proposes the following restrictions:

- (1) Any future subdivision would be limited to two parcels; and
- (2) Secondary residences would be prohibited.

As indicated in the following table, the above restrictions would result in no net increase in residential development on the subject parcel. The site is presently developed with two units (one primary, one secondary) on one parcel. Future subdivision would be limited to creation of two parcels, each with one primary unit.

Development Feature	Land Use Category		
	<i>Current:</i> Agriculture	Residential Rural	<i>Proposed:</i> Residential Rural + Restrictions
Minimum Parcel Size	> 20 acres	5 acres	5 acres
Potential Parcels	1 parcel	3 parcels	2 parcels
Secondary Residences	Allowed	Allowed	Prohibited
Potential Residential Units	2 units	6 units	2 units

Therefore, it is not anticipated that this amendment would induce further growth in this area.

COMMUNITY ADVISORY GROUP COMMENTS

The Avila Valley Advisory Council (AVAC) supports the proposed change in the land use designation from Agriculture, in conjunction with a Planning Area standard that requires future land division to create parcels of 9 and 7.74 acres (meeting date, July 18, 2014).

Planning Commission
General Plan Amendment LRP2013-00016 / Mazzone
Page 7

AGENCY INVOLVEMENT

Public Works Department:

Recommended no increase to the development density.

Agricultural Commissioner's Office:

Based on soil types and existing parcel size the project site does not meet the criteria for an Agricultural designation. Will this proposal increase pressure to convert adjacent agricultural land to a rural residential land use pattern? Should agricultural uses be allowed if they increase water use?

CAL FIRE:

Provides information regarding dead-end road length, vegetation clearance, and other standard fire safety requirements.

Air Pollution Control District (APCD):

APCD does not support this project or this type of development because it could increase the development potential.

Responded with No Comments:

- Environmental Health
- General Services

No Response Received:

- Cal Trans
- California Department of Fish and Game
- City of City of San Luis Obispo
- Heal SLO
- Native American Heritage Commission

Attachments

Exhibit A - Findings

Exhibit B - LRP2013-00016:B - Proposed Land Use Category Map Changes

Exhibit C - LRP2013-00016:C - Proposed Land Use Ordinance Changes

Exhibit D - Graphics

Exhibit E - Guidelines for Land Use Category Amendments

Exhibit F - General Goals of the Land Use Element

Exhibit G - Purpose and Character Statements for Residential Rural

Exhibit H - Referral Responses

Staff report prepared by Holly Phipps and reviewed by Ryan Hostetter, Senior Planner.

Planning Commission
General Plan Amendment LRP2013-00016 / Mazzone
Page 8

EXHIBIT A

FINDINGS

CEQA Exemption

- A. The project qualifies for a General Rule Exemption pursuant to CEQA Guidelines Section 15061 (b)(3) because the project consists of changing the land use category of an existing 16.74 acre parcel zoned Agriculture to Residential Rural. A Planning Area Standard is also proposed which will limit any future subdivision to two parcels and will prohibit secondary residences, thus not allowing the construction of additional residences. The prohibition of secondary dwellings will ensure that development will remain at a low density and that the rural quality of the area is maintained. While the project site is presently designated Agriculture, its size, soil type, and water availability are not sufficient for intensive agricultural production. As a result, no substantial impacts are anticipated to occur and it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

Land Use Ordinance/Land Use Element

- B. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because all proposed uses, as limited by the planning area standards, are allowed under Table 2-2 for the Residential Rural land use category.
- C. The proposed amendment is consistent with the Land Use Element and other adopted elements of the general plan because the change is consistent with the general goals of the Land Use Element.
- D. The proposed amendment is consistent with the guidelines for amendments to the Land Use Element as follows:
- The proposal will not alter the rural character of the area.
 - The proposal is be compatible with the surrounding rural and agricultural uses.
- E. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for development that is compatible with the existing development of the surrounding area and the county's general plan.

EXHIBIT B

LRP2013-00016:B - PROPOSED LAND USE CATEGORY MAP CHANGES

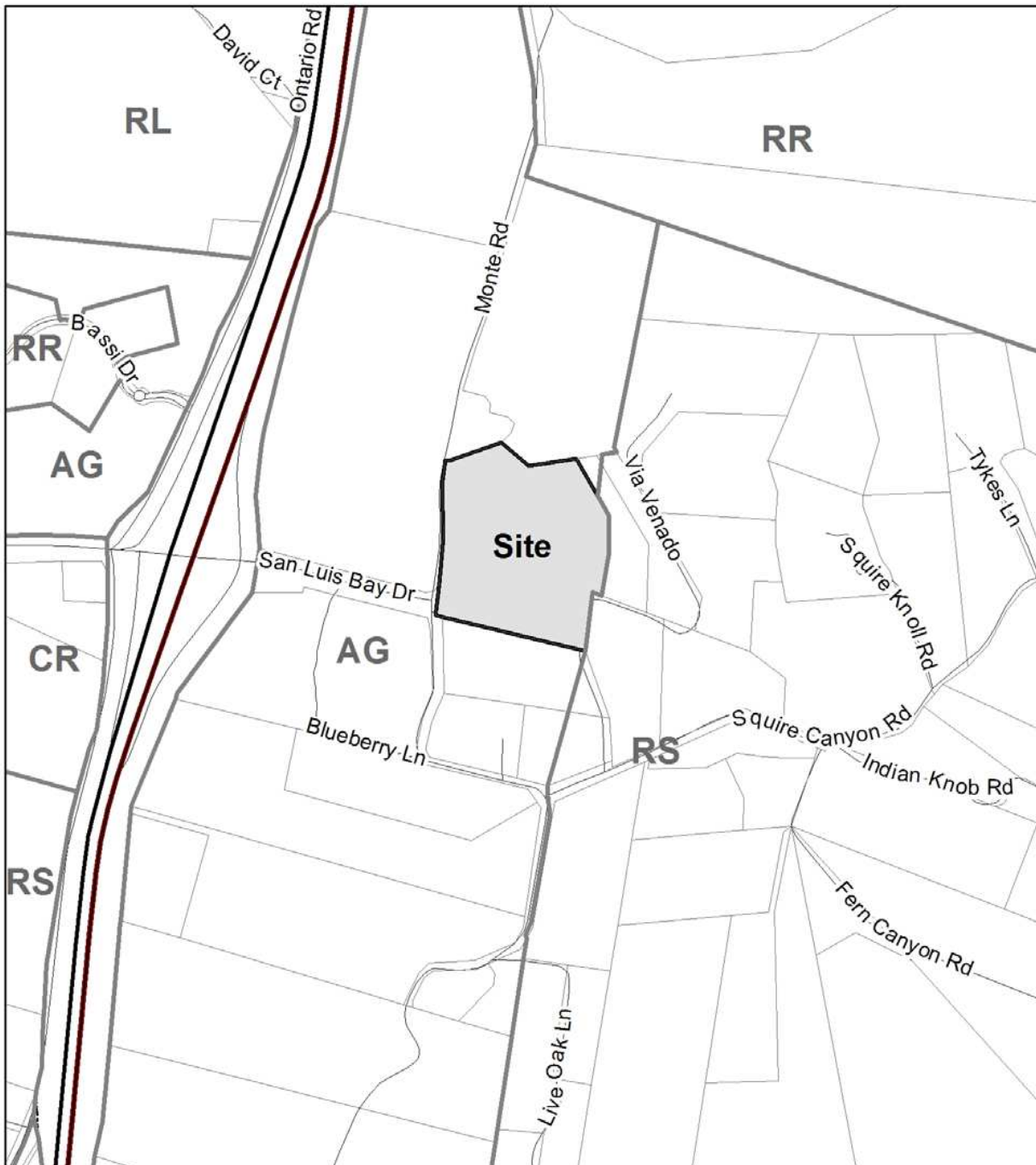


EXHIBIT: LRP2013-00016

SITE: APN 076-251-044

INITIATING A PRECISE LAND USE DESIGNATION AS
SHOWN ON OFFICIAL LAND USE CATEGORY MAP
ON FILE IN THE DEPT. OF PLANNING AND BUILDING.

CHANGE FROM AG TO RR

**MAZZONE
GENERAL PLAN
AMENDMENT**

EXHIBIT C

LRP2013-00016:C - PROPOSED LAND USE ORDINANCE CHANGES

Chapter 22.96 – San Luis Obispo Planning Area Section 22.96.050 – Land Use Category Standards

E. **Residential Rural (RR).** The following standards apply within the Residential Rural land use category.

9. **Monte Road – North.** The following standards apply to the site as shown in Figure 106-7 as Monte Road area A and B.

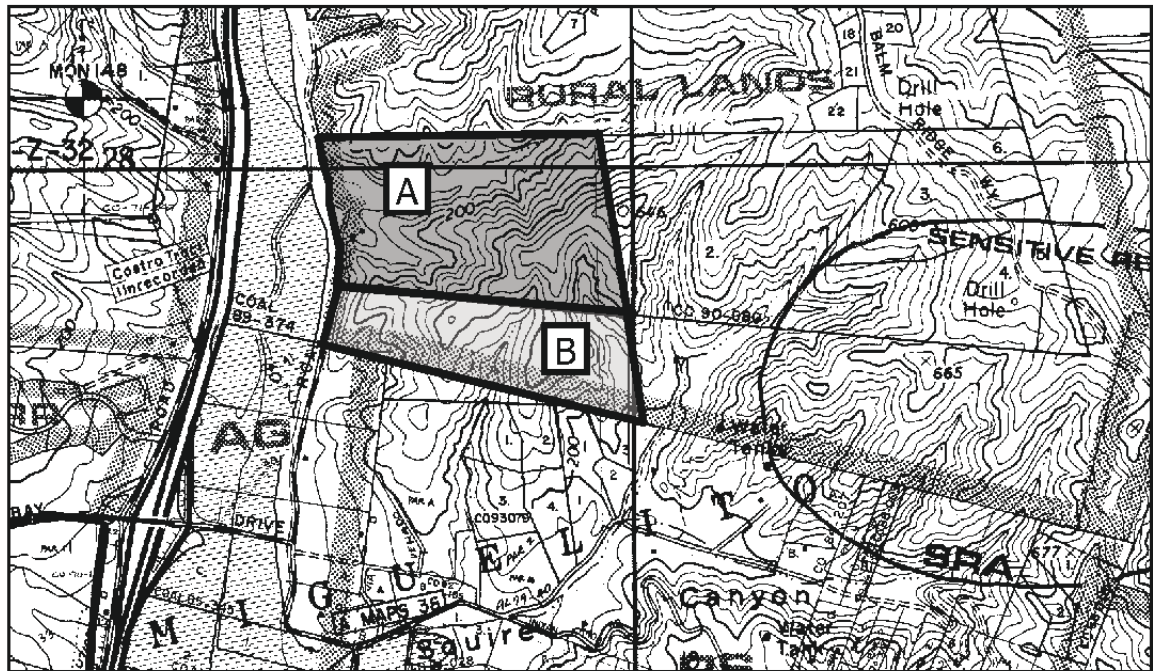


Figure 96-15: Monte Road Area - North

- a. **Residential development.** Residential development shall comply with the following requirements:
 - (1) **Residential density.** The maximum residential density for each parcel less than 80 acres in size is one single-family residence. Secondary units shall be prohibited on any parcel less than 80 acres in size.
 - (2) **Elevation.** Residential development, including structures, grading, and other improvements, shall occur entirely below the 200-foot elevation contour.
 - (3) **Agricultural buffer.** A minimum agricultural buffer of 200 feet as measured from the Monte Road right-of-way line shall be established. No habitable residential development shall occur within the buffer zone.
 - (4) **Watercourse setback.** A watercourse setback of 50 feet from top-of-bank and/or extent of riparian vegetation, whichever is more restrictive, shall be required.

- (5) **Exterior colors.** Residences shall use dark, muted, earth-toned colors for all exteriors, including roofing. Colors must have a value and chroma of less than 6 on the Munsell scale. Applicants shall submit a colors and materials board with any application for construction or land use permits.
- (6) **Height.** Residential and residential accessory structures shall be limited to a maximum height of 25 feet above average natural grade.
- (7) **Roofing.** Building architecture shall include hip roofs with a minimum pitch of 3:12.
- (8) **Overhangs.** Building architecture shall include deep overhangs for any elevation visible from Highway 101.
- (9) **Lighting.** All exterior lighting fixtures visible from Highway 101 shall be dark sky certified or equivalent.
- (10) **Erosion control.** An erosion and sedimentation control plan shall be prepared prior to any proposed site work. The erosion and sedimentation control plan shall comply with the required contents and standards in Chapter 22.52 of the Land Use Ordinance.
- (11) **Drainage plan.** Land use permit, subdivision, construction, and grading permit applications shall include a drainage plan in compliance with Chapter 22.52 of the Land Use Ordinance. All future construction shall be in conformance with the San Luis Obispo Creek Watershed Drainage and Design Manual.
- (12) **Habitat assessment.** Prior to any site disturbance, a qualified biologist shall conduct a habitat assessment of the watercourses on the project site, in accordance with County and Department of Fish and Game protocol, to determine if California red-legged frog (CRLF) or southwestern pond turtle (SWPT) exist on the site. If these species do not exist on the site, no further study needs to be undertaken. BR-7. If CRLF and/or SWPT exist(s) on site, the applicant and the project biologist shall consult with the California Department of Fish and Game (CDFG) and/or the US Fish and Wildlife (USFWS), as applicable, prior to site disturbance to determine appropriate measures to be undertaken in order to ensure significant impacts will not occur. At a minimum, the following measures shall occur:
 - (a) The project biologist shall demonstrate that they are qualified to conduct the appropriate biological work to the satisfaction of the Department of Fish and Game and/or the US Fish and Wildlife Service (as applicable).
 - (b) The approved biologist shall conduct a training session for all construction personnel prior to commencement of site disturbance. At a minimum, the training shall include a description of the CRLF and/or SWPT and their habitat, the specific measures that are being implemented to conserve the CRLF and/or SWPT for the current project, and the boundaries where site disturbance may occur.
 - (c) The project biologist shall have the authority to stop work or redirect work to occur in areas that will not disturb the

individual(s), or to relocate the individual(s) pursuant to USFWS / CDFG guidelines.

- (d) The approved biologist shall be present at the work site until all CRLF / SWPT have been removed, workers have been instructed, and disturbance of habitat has been completed.
- (e) During construction/ground disturbing activities, all trash that may attract CRLF and/or SWPT predators will be properly contained, removed from the work site, and disposed of regularly. Prior to occupancy or final inspection, whichever occurs first, all trash and construction debris will be removed from work areas.
- (f) During construction/ground disturbing activities, all refueling, maintenance, and staging of equipment and vehicles shall occur at least 100 feet from riparian habitat or water bodies and in a location where a spill would could not drain directly toward aquatic habitat.

- (13) **Permits.** Prior to site disturbance, the applicant shall demonstrate to the County that they have obtained any and all necessary permits from the California Department of Fish and Game and the US Fish and Wildlife Service, or demonstrate that such permits are not necessary.

- b. **Use restriction – Area B.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses in the RR land use category may be authorized in compliance with the land use permit requirements of that section, except that such uses in Area B (Figure 106-7) shall be limited to: crop production and grazing, and pipelines and transmission lines.

- c. **New land divisions.**

- (1) The minimum parcel size shall be 40 acres.
- (2) Subdivision of Area A (Figure 106-7) shall require the granting of an open space easement covering at least 85 percent of the site. The open space easement agreement shall include the following restrictions:
 - (a) Prohibition on grazing and/or crop production within the open space easement area.
 - (b) Prohibition on planting of ornamental vegetation within the open space easement area.
 - (c) Requirement that development of new water sources and systems within the open space easement area be done in such a manner as to avoid any impact to or removal of oaks and/or manzanitas.
- (3) Building envelopes for subdivision of Area A (Figure 106-7) shall be established in an area with average slopes of less than 30 percent.
- (4) Subdivision of Area A (Figure 106-7) shall comply with the mitigation agreement recorded as Instrument 1997-071413 of Official Records, and any subsequent mitigation agreements that supersede or amend this agreement. The applicant shall enter into a mitigation agreement with the

County of San Luis Obispo, reaffirming the measures identified in Instrument 1997-071413. The new mitigation agreement shall also incorporate all applicable planning area standards identified in Subsections D.5.a and D.5.c.

10. **Monte Road – South.** The following standards apply to the site as shown in Figure 96.15.5 as Monte Road.

- a. **Parcel Size.** The minimum parcel size for new land division in Monte Road South shall be 5 acres. No more than two parcels shall be allowed in any subsequent subdivision on the 16.74 acre parcel.
- b. **Density limitation.** Residential density in Monte Road South area shall be limited to a maximum of one primary single family residence for each 5 acre parcel. No secondary residences shall be allowed.

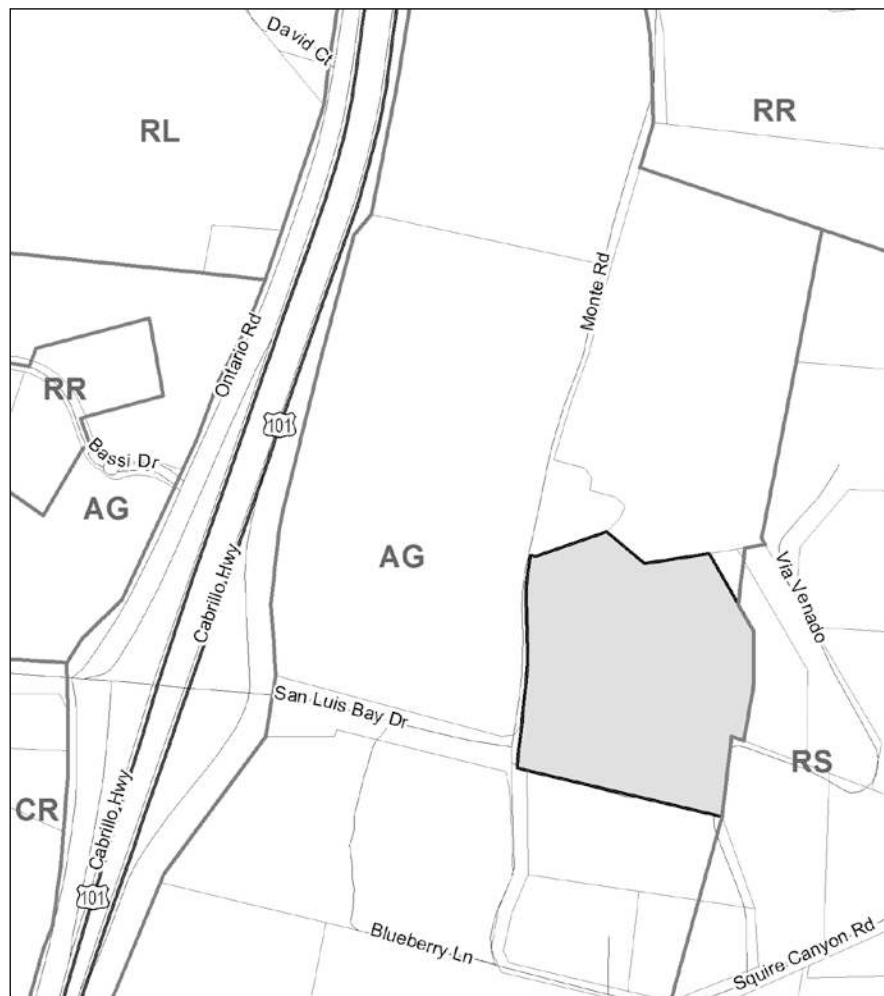


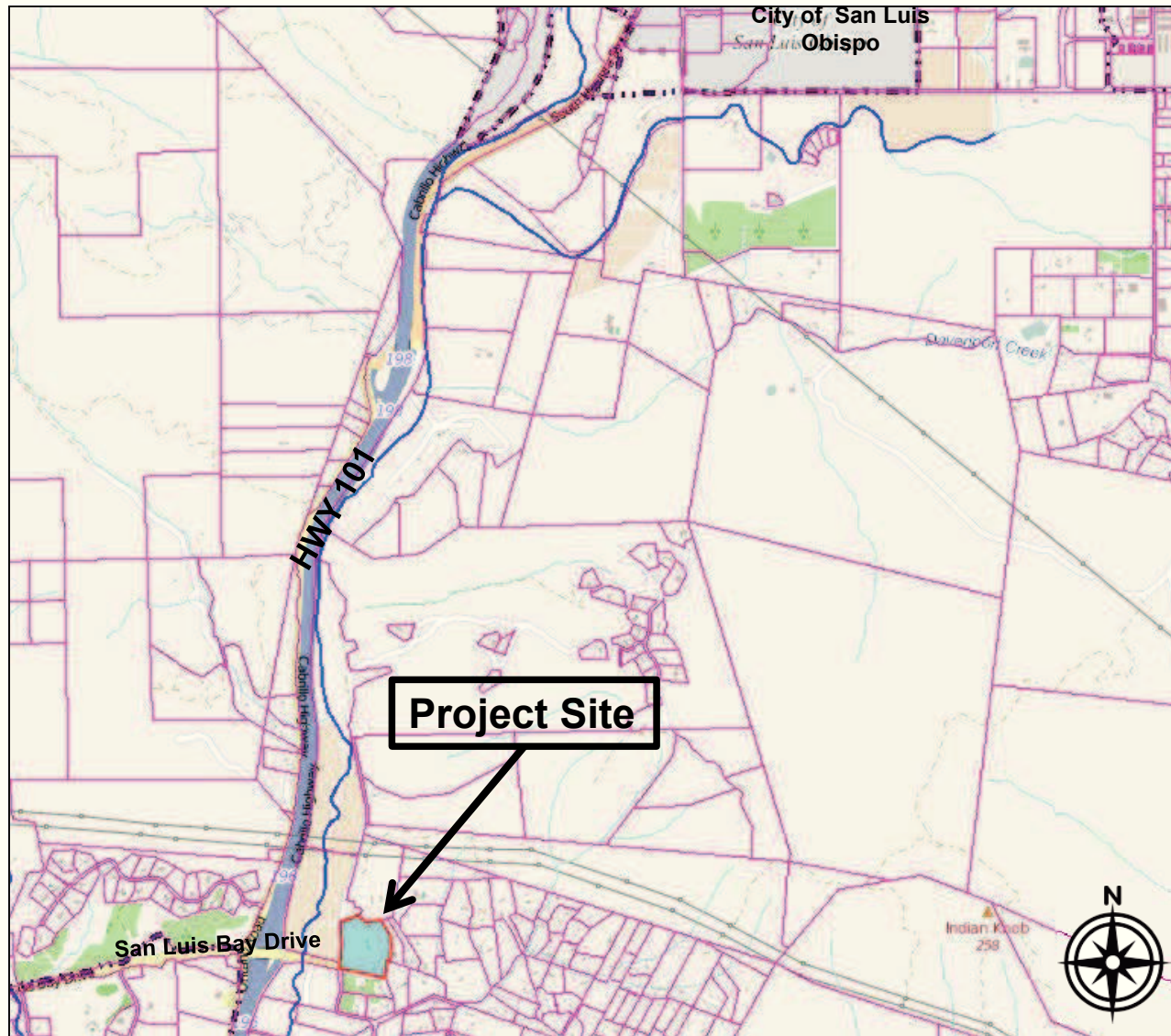
Figure 96-15.5: Monte Road South

Planning Commission
General Plan Amendment LRP2013-00016 / Mazzone
Page 14

EXHIBIT D

GRAPHICS

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

Mazzone / LRP2013-00016



EXHIBIT

Exhibit A – Vicinity Map



Exhibit B – Land Use Category Map

EXHIBIT E

GUIDELINES FOR LAND USE CATEGORY AMENDMENTS FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT

1. Existing planning policies. Whether the proposed land use category is consistent with the following:
 - a. Applicable policies in the various elements of the General Plan (Land Use, Open Space, Conservation, Circulation, Housing, Safety, Noise);
 - b. The general goals in Chapter 1 of Framework for Planning (Part I of the Land Use Element);
 - c. The purpose and character statements for land use categories in Section B, description of land use categories;
 - d. Uses listed in Table 2.2, list of allowable uses; and
 - e. The text, standards and maps of the area plans (Part II of the Land Use Element).
2. **Area character.** Whether the proposed land use category is compatible with allowed land uses in surrounding land use categories. Whether the potential types of development resulting from a proposed amendment would adversely affect the existing or planned appearance of the countryside, neighborhood and style of development in the surrounding area.
3. **Environmental impacts.** The proposed amendment should not enable development that would cause potential significant adverse environmental impacts as determined through an environmental determination prepared by the Office of the Environmental Coordinator, unless such impacts can be adequately mitigated or a statement of overriding considerations can be adopted in accordance with the California Environmental Quality Act.
4. **Accessibility/circulation.** Whether the site of the proposed amendment is located with convenient access to a road system in the vicinity that is adequate to accommodate the traffic generated by the type and intensity of development allowed by the amendment.
5. **Soils classification.** Whether the proposed amendment gives consideration to protecting prime agricultural soils (SRR Class I and II, irrigated) for potential agricultural use. Proposals in other soil classifications should be reviewed together with other site features to determine if the proposed amendment could unnecessarily limit, reduce or eliminate potentially viable agricultural uses.
6. **Slope and other terrain characteristics.** Whether site terrain would be predominantly retained in its existing configuration by development enabled by the proposed amendment? Whether development resulting from the proposed amendment would retain the overall contour of a site such that more intensive development occurs on flatter land and low-density development is accommodated by steeper terrain.
7. **Vegetation.** Whether the proposed amendment enables development that would retain significant vegetation such as oak woodlands or other mature tree forests and native plant communities that provide wildlife habitat or include rare and endangered plant or animal species.

Planning Commission
General Plan Amendment LRP2013-00016 / Mazzone
Page 16

8. **Hazards.** Whether the proposed amendment has been evaluated with respect to potential building limitations due to flood, fire or geologic hazards, so that subsequent development will be feasible in relation to the uses allowed by the proposed amendment.
9. **Existing parcel size and ownership patterns.** Whether the proposed amendment enables development of a type and scale consistent with surrounding parcel sizes and ownership patterns.
10. **Availability of public services and facilities.** Whether the proposed amendment is located in an area with demonstrated availability of needed public services and facilities and, where applicable, whether it is suitable for on-site sewage disposal and has an adequate groundwater supply. To the extent that proposed amendments will create a demand for services, amendments in the urban and village areas should demonstrate that services for water supply, sewerage, streets, public safety, schools and parks are planned to be available within the horizon year of the applicable area plan, or a capital improvement program is in effect to provide for any such services that are currently deficient, or such services and facilities will be provided as a result of approved development following the amendment.
11. **Land inventory.** Whether the amendment, with the uses it would allow, is needed to provide a sufficient supply of land for the population of the community or area that is projected within planned resources, services and facilities.

EXHIBIT F

General Goals of the Land Use Element

A. GENERAL GOALS

The following goals describe the fundamental purposes for the Land Use Element and Circulation Element. These general goals provide the basis for defining the 13 land use categories and for determining the land areas to which they are applied. More detailed goals, objectives and policies that address specific planning issues are presented in the other chapters of this report and in the area plans. The provisions of the Land Use and Circulation Elements are designed to carry out these goals. Proposed amendments to specific policies or the land use category maps should also carry out these goals. The policies and provisions of the Land Use Element should:

Environment

1. Maintain and protect a living environment that is safe, healthy and pleasant for all residents by conserving nonrenewable resources and replenishing renewable resources.
2. Balance the capacity for growth allowed by the Land Use Element with the sustained availability of resources.

Air Quality

3. Preserve and protect the air quality of the county by seeking to attain and maintain state and federal ambient air quality standards.
4. Determine, and mitigate where feasible, the potential adverse air quality impacts of new development.
5. Minimize the generation of air pollutants from projected growth by implementing land use policies and programs that promote and encourage the use of transportation alternatives to the single-passenger vehicle and minimize travel distance and trip generation.

Population Growth

6. Provide for a sustainable rate of orderly development within the planned capacities of resources and services and the county's and citizens' financial ability to provide them.

Distribution of Land Uses

7. Encourage an urban environment that is an orderly arrangement of buildings, structures and open space appropriate to the size and scale of development for each community.
8. Maintain a distinction between urban and rural development by providing for rural uses outside of urban and village areas which are predominately agriculture, low-intensity recreation, residential and open space uses, which will preserve and enhance the pattern of identifiable communities.
9. Identify important agricultural, natural and other rural areas between cities and communities and work with landowners to maintain their rural character.
10. Encourage the protection of agricultural land for the production of food, fiber, and other agricultural commodities.

Planning Commission
General Plan Amendment LRP2013-00016 / Mazzone
Page 18

Phasing of Urban Development

11. Design and maintain a land use pattern and population capacity that is consistent with the capacities of existing public services and facilities, and their programmed expansion where funding has been identified.
12. Encourage the phasing of urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to existing development.

Residential Land Uses

13. Locate urban residential densities within urban or village reserve lines near employment areas, while protecting residential areas from incompatible and undesirable uses.

Commercial and Industrial Land Uses

14. Designate a pattern of strategically located commercial and/or industrial areas compatible with overall land use that is convenient to patrons, realistically related to market demand and the needs of the community, and near areas designated for residential use.

Public Services and Facilities

15. Provide additional public resources, services and facilities to serve existing communities in sufficient time to avoid overburdening existing resources, services and facilities.
16. Avoid the use of public resources, services and facilities beyond their renewable capacities, and monitor new development to ensure that its resource demands will not exceed existing and planned capacities or service levels.
17. Finance the cost of additional services and facilities from those who benefit by providing for dedications, in-lieu fees or exactions.
18. Locate new and additional public service facilities on existing public lands where feasible, allowing for sufficient buffers to protect adjacent rural and agricultural areas.

Circulation

19. Integrate land use and transportation planning in coordination with cities to ensure that traffic and transportation demands can be safely and adequately accommodated.
20. Design a transportation system that provides safety within feasible economic and technical means, preserves important natural resources and features, promotes the esthetic quality of the region and minimizes adverse environmental changes.

Administration

21. Work toward minimizing administrative delays and costs to fee payers in the administration of the Land Use Element. Simplify development review procedures and provide incentives for development to locate where plan policies encourage it to occur.
22. Work closely with cities to provide continuity between city and county land use planning and to achieve common land use goals through reciprocal agreements.

EXHIBIT G

PURPOSE AND CHARACTER STATEMENTS FRAMEWORK FOR PLANNING - PART I OF THE LAND USE ELEMENT RESIDENTIAL RURAL LAND USE CATEGORY

Purpose

- a. To provide for residential development at a low density compatible with a rural character and life-style which maintains the character of the open countryside and is compatible with surrounding agricultural uses.
- b. To allow limited, compatible non-residential uses commensurate with rural parcel sizes.
- c. To emphasize residential uses in areas where agriculture is clearly a secondary use, or where agriculture is not feasible yet large open space areas are maintained as part of a residential life-style.
- d. To encourage agricultural and other open space uses as part-time or incidental "hobby" activities, such as horse raising or specialty farming.

Character

- a. Areas of existing small-acreage parcels no more than three miles from urban reserve lines that are not commercially viable for agriculture, where the average parcel size within any contiguous area is below 19 acres.
- b. Areas that are outside of urban and village areas and connected to them by county-maintained roads, although exceptions may be observed for existing older subdivided areas.
- c. Areas with slopes generally less than 30%.
- d. Areas with marginal agricultural soils.
- e. Areas with a rural landscape high in visual quality (for example, woodlands, hills, rock formations, existing agriculture and agricultural accessory buildings) where clustering of allowed densities to less sensitive portions of a site is encouraged to be required through planning area standards.
- f. Areas generally free of fragile natural resources.
- g. Areas where growth will not be premature with respect to utility and public service capacities, or in conflict with agricultural, commercial, or industrial uses. Light agricultural uses are to be encouraged.
- h. Areas where horses and other similar farm animals are allowed accessory to residential uses.
- i. Areas where public services demands are limited, septic tanks and individual wells can suffice for required water and sewer capability.

Planning Commission
General Plan Amendment LRP2013-00016 / Mazzone
Page 20

EXHIBIT H

REFERRAL RESPONSES

Responded with Comments *(Attached)*

Public Works
Agricultural Commission
Cal Fire
Air Pollution Control District
Environmental Health
General Services
Avila Valley Advisory Council

Responded with No Comments *(Attached)*

General Services

No Response Received

Cal Trans
California Department of Fish and Game
City of City of San Luis Obispo
Avila Valley Advisory Council
Heal SLO
Native American Heritage Commission

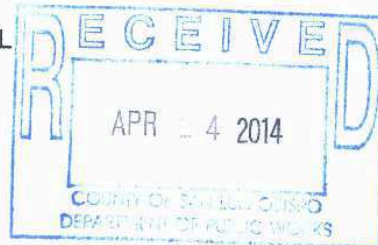
FH



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL



DATE: 4/24/2014

TO: PWFROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: LRP2013-00016 MAZZONE – Proposed General Plan Amendment to amend the land use designation of 16.74 acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create planning area standards that will regulate future development on the property. Site location is 6505 Monte Rd, San Luis Obispo. APN: 076-251-044

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Would recommend for the proposal to prevent additional development on the ~~the~~ lots allowed by the zoning change. No other PW concerns.

Date

5-1-14

Name

Jim Paulina

Phone

5271

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: http://www.sloplanning.org



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie

Agricultural Commissioner/Sealer

www.slocounty.ca.gov/agcomm

AgCommSLO@co.slo.ca.us

DATE: May 30, 2014

TO: Holly Phipps, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department *JLA*

SUBJECT: Mazzone General Plan Amendment Authorization LRP2013-00016 (1567)

Summary

Thank you for the opportunity to review and comment on the proposed general plan amendment. Based on preliminary review of existing information, the Agriculture Department does not oppose the authorization of Mazzone General Plan Amendment. The following report is in response to your request for comments on the proposed general plan amendment. The comments and recommendations in our report are based on county's relevant agricultural policies, current departmental goals to conserve agriculture resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture, and the requirements of the California Environmental Quality Act (CEQA).

Project Description and Agricultural Setting

The applicant is requesting to change the land use designation on an approximately 17 acre property from Agriculture to Residential Rural to allow for future subdivision of the property. The goal of the subdivision is to create two parcels, each with one of the existing residences. An area standard is also proposed that would limit future development to residential and agricultural accessory structures only.

The project site is located on the northeast side of the San Luis Bay Drive and Monte Road intersection, approximately a quarter mile east of Highway 101. The project site is moderately to steeply sloping and is currently developed with a primary and a secondary residence as well as accessory structures. The site abuts an area designated Residential Suburban (RS) to the east and south. This area consists of smaller parcels that are generally developed with residential uses. The RS properties directly south of the project site includes a five acre winegrape vineyard. Agriculture designated lands are located in the flood plain area to the west of the project site. This area supports apple orchards and a community garden.

The project site consists of Pismo-Tierra complex (9-15 percent slope) and Gaviota fine sandy loam (15-50 percent slope). Neither of these soil types are identified as Important Agricultural Soils as defined in the county's Conservation and Open Space Element. Important Agricultural Soils are considered productive soils that should be conserved.

Evaluation of Policy Consistency and Potential Impacts

The Agriculture Department has reviewed the proposed project for consistency with the agricultural policies in the Agriculture Element and potential impacts to agricultural resources. Proposals that are not consistent with Agriculture Element policies or that may result in adverse impacts to agricultural resources are not supportable.

AGP11: Agricultural Water Supplies – The Department is primarily concerned in how the use of limited water by non-agricultural uses potentially impacts agricultural uses with the watershed and/or groundwater basin. The site is currently developed with two residences and the applicant is proposing limiting all future development to residential and agricultural accessory structures only. *The proposal is potentially consistent with this policy but it raises the question of should such accessory uses be allowed if they increase water use at the site?*

AGP17: Agricultural Buffers – Agricultural buffers are recommended for non-agricultural uses located near both existing and potential production agricultural uses. *Potentially consistent as buffers could be established for future occupied structures such as guesthouses and home offices.*

AGP24: Conversion of Agricultural Lands – The goal of AGP24 is to protect agricultural resources and discourage the conversion of agricultural lands to non-agricultural uses. The policy considers both the agricultural capability of the project site and the potential impacts to adjacent agricultural lands as well as if there is a need for orderly urban expansion. Projects that lead to the conversion of land capable of production agriculture, cause a direct or indirect adverse impact to adjacent agricultural lands, or are premature are not supported.

The following criteria have been developed to establish consistency with this goal as discussed below.

- The land does not meet the criteria for inclusion in the Agriculture land use category as agriculture production is not feasible due to some physical constraint (such as soil infertility, lack of water resource, disease), or surrounding incompatible land uses.
Potentially consistent because based on the combination of soil types, topography, and existing parcel size the project site does not meet the criteria for an Agriculture designation.
- Conversion to non-agricultural uses shall not adversely affect existing or potential agricultural production on surrounding lands that will remain designated Agriculture.
Potentially consistent because offsite incompatibilities associated with the proposal are not anticipated if the limitation of allowed uses and an agricultural buffer for future occupied structures are adopted.
- Do not expand existing urban areas until such areas are largely built-out, or until such time as additional land is needed to accommodate necessary uses or services that cannot be accommodated within the existing urban area. *While the proposal is not considered urban expansion, it raises the question of if the proposal will increase the pressure to convert adjacent agricultural land to a rural residential land use pattern or other nonagricultural uses?*



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org



Robert Lewin, Fire Chief

May 21, 2014

Holly Phipps
South County Team/Development Review

Project Summary

LRP 2013-00016 MAZZONE – Proposed General Plan Amendment to amend the land use and designation of 16.74 acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create planning area standards that will regulate future development on the property. Site location is 6505 Monte Road, San Luis Obispo. APN 076-251-044

The project is located within a **Moderate** fire hazard severity zone with a minimum 5 minute response time from the nearest County Fire Station #62 on Sparrow Road San Luis Obispo, CA. The project and applicant shall comply with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), and the Public Resources Code (PRC) any other applicable fire laws.

Future development on the property shall require the following conditions:

Vegetation Management

A written Wildland Fire/Vegetation Management Plan must be developed and approved by CAL FIRE.

Screening and Environmental Considerations

Landscaping and vegetation shall be in accordance with San Luis Obispo County Planning and building "screening requirements". CAL FIRE requires that landscaping selections do not readily transmit fire.

Fire resistant landscaping located within 100 feet of site improvements (structures or fire water tanks) shall be in accordance with CFC, Pubic resources code 4291 and Title 19 Division 1 described as "vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels. www.calfireslo.org website has several links with recommended planning tools for landscape and fuels management plans.

Ignition Resistant Construction

Your project is located within a wildland fire hazard severity zone and must comply with California Fire and Building Code Chapter 7A Ignition resistant Construction in Wildland Urban Interface areas. The construction type shall be designed to withstand a wildfire. The roof type will have to be consistent with the requirements of Chapter 15 - Section 1505.

Address Requirements

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7mm).

Access road requirements - commercial and residential (serving more than one legal parcel)

All road design criteria will meet the San Luis Obispo County Department of Public Works Public Improvement Standards.

The grade for all roads, streets, private lands and driveways shall not exceed 16 percent unless approved by fire code official. Design criteria shall be in accordance with San Luis Obispo County Public Works public improvement standards. Roads 12%-16% shall be a nonskid asphalt or concrete surface as specified in San Luis Obispo County public improvement Standards, specifications and drawings.

All roads shall:

- Be able to support Fire Apparatus.
- Provide a vertical clearance of 13'6"
- Provide a 10 foot fuel modification zone on both sides.
- The access road must be a minimum of 24 feet in width for two way traffic and shall be constructed to SLO County Public Works Standards. Two (2) 10- foot driving lanes and Two (2) – Two (2) foot shoulders.
- Parking is only allowed where an additional 8 feet of width is added to each side of the road to accommodate parking. "No Parking - Fire Lane" signs may be required.
- Fire lanes shall be provided as set forth in Chapter 5 of the 2013 California Fire Code.
- Fire access shall be provided to within 150 feet of the outside building perimeter.

Secondary Access Road

More than one Fire Apparatus access road shall be required when potential for the impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. In accordance with CFC Section 503.1.2, County Fire is requiring the applicant to provide an additional (secondary) access point.

Driveway Standards

Driveway specifications shall be provided and maintained when serving no more than one legal parcel or lot with no more than 3 dwelling units, and any number of accessory buildings.

- Driveway minimum width in Moderate Fire Hazard Severity zones 10 feet.
- Driveway minimum width in High and Very High fire Hazard Severity zones:
 - 0-49 feet, 10 feet is required.
 - 50-199 feet, 12 feet is required.
 - Greater than 200 feet, 16 feet is required.
- Turnarounds must be provided if driveway exceeds 300 feet, and shall be within 50 feet of the building. For driveways exceeding 300 feet, a turn-around shall be at the building site and must be within 50 feet of the dwelling.
- For driveways exceeding 800 feet, turnouts shall be provided no more than 400 feet apart. Driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway.
- A turnout shall be provided near the midpoint and shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

Dead end road

A dead-end road has only one point of vehicular ingress/egress, including cul-de-sacs and looped roads. The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, for the *proposed 5 acre minimum parcels shall not exceed 2640 feet*, regardless of the number of parcels served. A turnaround must be provided if the dead end road exceeds 150 feet.

Gate Access Requirements

- Must be setback a minimum of 30 feet from the SLO County maintained road
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Setbacks

A 30-foot building setback from property line required for parcels 1 acre in size or larger. All setbacks are subject to San Luis Obispo County Department of Planning and Building approval.

Fire Sprinklers in Structures

This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with the National Fire Protection Association (NFPA) 13.

Private Water System Requirements

Commercial (subdivision) fire suppression system water storage tanks must be steel and located a minimum of 20 feet from structures. NFPA Standard 22 Water tanks for private Fire Protection, NFPA Standard 24 Installation of Private Fire Service mains and their Appurtenances, NFPA Standard 25 Inspection, Testing and Maintenance of Water-Based Fire Protection Systems shall be utilized for this project.

The amount of emergency water required for fire suppression will be determined and approved by a registered licensed Fire Protection Engineer in cooperation with CAL FIRE/County Fire. Water required to be held in storage for domestic and/or landscaping purposes will be in addition to or separate from that required for fire suppression.

PRESSURIZED System and Hydrant Specifications

Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 1/2 inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

The fire department connections (FDC) supporting the required fire protection systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building.

Laurie Donnelly
Battalion Chief/Fire Marshal
805-593-3422
Laurie.Donnelly@fire.ca.gov



Air Pollution Control District
San Luis Obispo County

May 6, 2014

Holly Phipps
SLO County Department of Planning & Building
County Government Center
San Luis Obispo CA 93401

SUBJECT: APCD Comments Regarding LRP2013-00016 Mazzone

Dear Ms. Phipps,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of LRP2013-00016 Mazzone, which is a Proposed General Plan Amendment to amend the land use designation of 16.74 acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create planning area standards that will regulate future development on the property. The site location is 6505 Monte Road, San Luis Obispo (APN 076-251-044).

The following are APCD comments that are pertinent to this project.

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each.

Please address the action items contained in this letter, with special attention to items that are highlighted by bold and underlined text.

Inconsistent with the Clean Air Plan

This project falls below our emissions significance thresholds and is; therefore, unlikely to trigger a finding of significance for air quality impacts requiring mitigation. However, we are very concerned with the cumulative effects resulting from the ongoing fracturing of rural land, conversion of agricultural land to residential and increasing residential development in areas far removed from commercial services and employment centers. Such development fosters continued dependency of private auto use as the only viable means of access to essential services and other destinations. This is inconsistent with the land use planning strategies recommended in the Clean Air Plan (CAP), which promote the concept of compact development by directing growth to areas within existing urban and village reserve lines. **The CAP recommends that areas outside the urban/village reserve lines be retained as open space, agriculture, and very low-density residential development; therefore, the APCD does not support this project or this type of development.**

LRP2013-00016 Mazzone

May 6, 2014

Page 2 of 2

Should this project continue to move forward against our recommendation, the following APCD comments will be appropriate.

Naturally Occurring Asbestos

Naturally Occurring Asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Gary Arcemont
Air Quality Specialist

GJA/arr

cc: Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD
Mr. Frank Mazzone, Landowner

H:\PLAN\CEQA\Project_Review\3000\3800\3812-1\3812-1.docx

NBS 3 - YAM



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

 SR 001373
 IN 0091711
 APR 25 2014

DATE: 4/24/2014

TO: ENV HEALTH
 FROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us) **Environmental Health**
 South County Team / Development Review

PROJECT DESCRIPTION: LRP2013-00016 MAZZONE – Proposed General Plan Amendment to amend the land use designation of 16.74 acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create planning area standards that will regulate future development on the property. Site location is 6505 Monte Rd, San Luis Obispo. APN: 076-251-044

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No comment at this time.

Date

5/8/14

Name

Phone

X5551

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

 EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/24/2014

TO: GEN SVCSFROM: Holly Phipps (805-781-1162 or hhipps@co.slo.ca.us)
South County Team / Development Review2014 APR 24 PM 12:51
GENERAL SERVICES

PROJECT DESCRIPTION: LRP2013-00016 MAZZONE – Proposed General Plan Amendment to amend the land use designation of 16.74 acre parcel from Agriculture to Rural Residential and an Ordinance Amendment to create planning area standards that will regulate future development on the property. Site location is 6505 Monte Rd, San Luis Obispo. APN: 076-251-044

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO Comment

5-6-14
Date

E. Kavanaugh
Name

781-4089
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

Avila Valley Advisory Council

*San Luis Obispo County, California
P.O. Box 65
Avila Beach, CA 93424 www.avac-avila.org*

2014 Officers

Chair

Jim Hartig

Vice Chair

Denise Allen

Secretary

Anne Brown

Treasurer

Julia Hartzell

Council Members

Avila Beach

Anne Brown

Lisa Newton

Lynn Helenius

Mary Matakovich
(alt)

Avila Valley

Julia Hartzell

Mary El Hansen

Jan Taylor (alt)

San Luis Bay Estates

Sherri Danoff

Jim Hartig

Ken Thompson

Bob Pusanik

Mike Grantham

Saul Goldberg

Karla Bittner (alt)

Lynn Walter (alt)

See Canyon

Denise Allen

Bill Tickell

Liz Johnson (alt)

Squire Canyon

Molly Montgomery

Kirt Collins

Open (alt)

Revised: July 18, 2014

Holly Phipps

San Luis Obispo County Planning & Building Dept

RE:

Applicant Name: Mazzone

Case Number: LRP2013-00016

Project Description: GPA

APN: 076-251-044

At the Avila Valley Advisory Council meeting held on July 14, 2014, the council on the recommendation from the Squire Canyon Committee voted unanimously as follows regarding the Mazzone Project LRP2013-00016:

"AVAC supports the proposed change in land use designation from Agriculture, in conjunction with addition to the General Plan of an area standard for the property which requires that any future land division create parcels of 9 and 7.74 acres. Please note that the area standard recommended by AVAC differs from that proposed by the applicant."

Sincerely



Jim Hartig, AVAC Chairperson